



Council Reference: PP/2021/4/1

5 April 2024

NSW Environment and Heritage Group Locked Bag 5022 Parramatta NSW 2124

Dear Sir / Madam,

# Public Exhibition of Planning Proposal –Pondicherry Precinct (PP/2021/4/1)

Council is seeking comments from **NSW Environment and Heritage Group** on a Planning Proposal for the Pondicherry Precinct, located immediately north of Oran Park within the South West Growth Area.

The proposal seeks to facilitate a new residential precinct comprising of up to 2,850 dwellings (approximately) to accommodate an estimated population of 8,830 people (approximately), a lake, district sports facilities, a Kindergarten to Year 6 public school, Kindergarten to Year 12 private school and an integrated neighbourhood/community centre.

## **The Proposal**

The proposal seeks to rezone Pondicherry from RU1 Primary Production under the Camden Local Environmental Plan 2010 (Camden LEP 2010) to R2 Low Density Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, RE1 Public Recreation, SP2 Infrastructure and C2 Environmental Conservation under the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP).

The proposal is accompanied by proposed amendments to Schedule 7 of the Camden Growth Centre Precincts Development Control Plan (draft DCP), including an Indicative Layout Plan (draft ILP), site specific figures and associated controls for Pondicherry.

Amendments are also proposed to the Oran Park ILP and SEPP maps to address interface and integration issues between the Oran Park and Pondicherry Precincts, including proposed amendments to the Oran Park DCP (draft DCP).



















## **Request for Comment**

The Gateway Determination for the Planning Proposal requires consultation to be undertaken with public authorities and government agencies. A referral case has been opened for you, with the draft Planning Proposal available to view on the NSW Planning Portal.

In particular, please review the Planning Proposal Report, draft ILP, draft maps and supporting technical studies and provide comment on:

- Appendix 20: Flooding and Water Cycle Management Assessment;
- Appendix 21: Biodiversity Assessment;
- Appendix 22: Riparian Assessment;
- Appendix 29: Pondicherry Tree Strategy;
- Appendix 31: Biodiversity Consistency Report;
- Appendix 34: Lake Precinct Water Management Act Assessment; and
- Any other relevant matters.

Submissions must be made in writing, addressed to the General Manager (Attention: Olivia Smith) and quote reference PP/2021/4/1. Submissions must be received by **Monday 6 May 2024** and can be emailed to <a href="mail@camden.nsw.gov.au">mail@camden.nsw.gov.au</a> or submitted via the NSW Planning Portal.

## **State Agency Briefing**

To assist agencies with your assessment of the Planning Proposal, Council officers are hosting briefing sessions via Microsoft Teams, during the public exhibition period.

You are invited to attend a briefing session on Wednesday 17 April 2024, 1:00pm to 2.00pm.

Please send an email to <a href="mailto:strategicplanning@camden.nsw.gov.au">strategicplanning@camden.nsw.gov.au</a> to register your attendance and receive a meeting invite. In your email, please reference PP/2021/4/1, inform us who will be attending the briefing session and raise any questions you have on the proposal.

Please RSVP by Monday 15 April 2024.

Should you require further information, please do not hesitate to contact Olivia Smith from Council's Strategic Planning Branch on 4654 7634.

Yours sincerely,

**Heath James** 

Team Leader Heritage, Precincts & Rural

















#### **English**

If you need help understanding this information, please call the Translating and Interpreting Service on 131 450 and ask them to call Camden Council on 13 226 336 on your behalf.

### 简体中文 (Simplified Chinese)

如果您需要帮助理解本资料内容,可首先致电131 450, 联系翻译和口译服务(TIS),然后要求为您转接13 226 336 联系Camden市议会政府。

## 繁體中文 (Traditional Chinese)

如果您需要幫助理解本資料内容,可首先致電131 450, 聯絡翻譯和傳譯服務 (TIS),然後要求為您轉接13 226 336 聯絡Camden市議會政府。

## عربی (Arabic)

إذا كنّتم بحاجة للمساعدة في فهم هذه المعلومات، فيرجى الاتصال بخدمة الترجمة التحريرية والشفهية (TIS) على الرقم 450 131 والطلب منهم الاتصال بمجلس Camden على الرقم 336 226 13 بالنيابة عنكم.

## Español (Spanish)

Si necesita ayuda para comprender esta información llame al Servicio de Traducción e Interpretación (TIS) al 131 450 y pida que llamen a la Municipalidad de Camden al 13 226 336 en su nombre.

#### Tiếng Việt (Vietnamese)

Nếu cần người trợ giúp mình hiểu thông tin này, xin quý vị gọi cho Dịch vụ Thông phiên dịch (TIS) qua số 131 450 và yêu cầu họ gọi cho Hội đồng Thành phố Camden số 13 226 336 giùm quý vị.

### ਪੰਜਾਬੀ (Punjabi)

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਜਾਣਕਾਰੀ ਨੂੰ ਸਮਝਣ ਵਿੱਚ ਮੱਦਦ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ 131 450 'ਤੇ ਟ੍ਰਾਂਸਲੇਟਿੰਗ ਐਂਡ ਇੰਟਰਪ੍ਰੇਟਿੰਗ ਸਰਵਿਸ (TIS) ਨੂੰ ਫ਼ੋਨ ਕਰੋ ਅਤੇ ਉਹਨਾਂ ਨੂੰ ਤੁਹਾਡੀ ਤਰਫੋਂ 13 226 336 'ਤੇ Camden ਕੌਂਸਲ ਨੂੰ ਫ਼ੋਨ ਕਰਨ ਲਈ ਕਹੋ।

### Italiano (Italian)

Se ti serve aiuto per capire queste informazioni, telefona al Servizio traduzioni e interpreti (TIS) al numero 131 450 e chiedi di chiamare per tuo conto il Comune di Camden al numero 13 226 336.

#### (Assyrian/Aramaic) لِثُمُّدُ لَا لَكُمُ اللَّهُ اللّلْمُ اللَّهُ اللَّا اللّلْمُلْمُ اللَّا اللَّهُ اللَّهُ الللَّهُ اللَّهُ اللَّهُ اللَّهُ

## नेपाली (Nepali)

यदि तपाईंलाई यो जानकारी बुझ्न मद्दत चाहिन्छ भने कृपया 131 450 मा अनुवाद र दोभाषे सेवा (TIS) लाई फोन गर्नुहोस् र तपाईंको लागि Camden काउन्सिललाई 13 226 336 मा फोन गर्न लगाउनुहोस्।

### Српски (Serbian)

Ако вам је потребна помоћ да бисте разумели ове информације, позовите Службу за писмено и усмено превођење (TIS) на 131 450 и замолите да вам назову Општину Camden на 13 226 336.

### हिन्दी (Hindi)

यदि इस जानकारी को समझने में आपको सहायता की आवश्यकता है, तो कृपया अनुवाद एवं दुभाषिया सेवा (TIS) को 131 450 पर कॉल करें और उन्हें आपकी ओर से Camden काउंसिल को 13 226 336 पर कॉल करने के लिए कहें।

#### Hrvatski (Croatian)

Ako trebate pomoć da biste razumjeli ove informacije, nazovite Službu za prevođenje i tumačenje (TIS) na 131 450 i zamolite da vam nazovu Općinu Camden na 13 226 336.

#### Ελληνικά (Greek)

Εάν χρειάζεστε βοήθεια για να καταλάβετε αυτές τις πληροφορίες, τηλεφωνήστε στην Υπηρεσία Μετάφρασης και Διερμηνείας (TIS) στο 131 450 και ζητήστε τους να καλέσουν τον Δήμο Camden στον αριθμό 13 226 336 για λογαριασμό σας.

#### Malti (Maltese)

Jekk għandek bżonn għajnuna tifhem dan it-tagħrif, jekk jogħġbok ċempel lis-Servizz tat-Traduzzjoni u l-Interpretar (TIS) fuq 131 450 u staqsihom iċemplu lill-Kunsill ta' Camden fuq 13 226 336 għannom tiegħek.

# Tagalog/Filipino (Tagalog/Filipino)

Kung kailangan mo ng tulong sa pag-unawa ng impormasyong ito, mangyaring tumawag sa Translating and Interpreting Service (TIS) sa 131 450 at hilingin sa kanila na tumawag sa Camden Council sa 13 226 336 para sa iyo.

### Deutsch (German)

Wenn Sie zum Verständnis dieser Informationen Hilfe benötigen, wenden Sie sich bitte an den Übersetzungs- und Dolmetscherdienst (TIS) unter 131 450 und bitten Sie diesen, die Stadtverwaltung Camden unter der Nummer 13 226 336 für Sie anzurufen.













